

# Hunterdon County Cross-Acceptance

Public Meeting  
August 27, 2007

# Cross-Acceptance

- Process to Obtain Input on State Plan From Counties & Municipalities
- Addresses Policy Issues & State Plan Policy Map
- Meetings Regarding All 21 Counties
- Input From All State Departments & Agencies
- Extensive Meetings Before Tonight
  - Internal Meeting At OSG
  - Inter-agency Meeting with All Relevant State Agencies
  - Staff-to-Staff Meeting with County Planning Staff
  - Final Public Meeting
- No Final Decisions on Policies Before End of Process
- We Are Hear to Listen to County's Interests

# County Negotiations

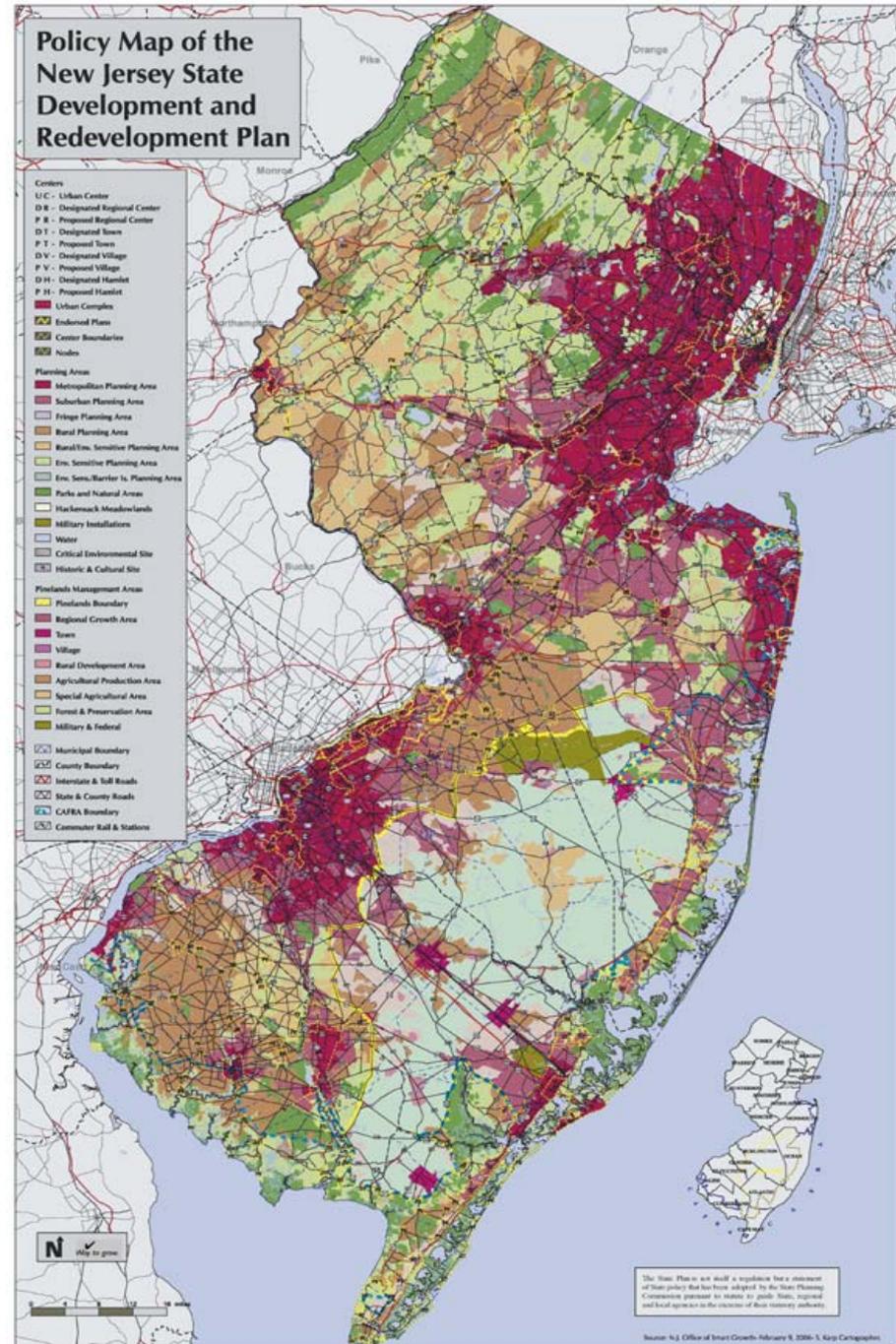
- Preliminary State Plan Map
- County Submissions for Proposed Changes
- Statement of Agreements & Disagreements
- Negotiation Agenda
- Final Resolution of Agreements & Disagreements
- Summary of Staff-to-Staff Meeting

**CROSS-ACCEPTANCE III SCHEDULE**

<b>Dates</b>	<b>Internal OSG</b>	<b>Agency Meetings</b>	<b>Staff-to Staff Meetings</b>	<b>Public Meetings</b>
08/14/06 To 09/08/06	(1) Bergen 08/15/06 (2) Passaic 08/15/06 (3) Hudson 08/22/06 (4) Essex 08/29/06 (5) Union 08/29/06	(1) Bergen 09/07/06 (2) Passaic 09/07/06		
09/11/06 To 10/13/06	(6) Middlesex 09/05/06 (7) Monmouth 09/05/06 (8) Cumberland 09/12/06 (9) Camden 09/12/06 (10) Atlantic 09/19/06 (11) Salem 09/19/06 (12) Cape May 09/26/06 (13) Gloucester 09/26/06 (14) Mercer 10/10/06 (15) Sussex 10/10/06	(3) Hudson 09/14/06 (4) Essex 09/21/06 (5) Union 09/21/06 (6) Middlesex 09/29/06 (7) Monmouth 09/29/06 (8) Cumberland 10/05/06 (9) Camden 10/05/06 (10) Atlantic 10/12/06 (11) Salem 10/12/06	(1) Passaic 09/22/06 (2) Hudson 09/29/06 (3) Essex 10/13/06	
10/16/06 To 12/01/06	(16) Somerset 10/17/06 (17) Ocean 10/17/06 (18) Warren 10/17/06 (19) Burlington 10/27/06 (20) Morris 11/17/06	(12) Gloucester 10/19/06 (13) Cape May 10/19/06 (14) Mercer 10/26/06 (15) Sussex 11/02/06 (16) Warren 11/09/06 (17) Somerset 11/30/06	(4) Union 10/23/06 (5) Atlantic 11/21/06 (6) Cumberland 11/29/06	
12/04/06 To 02/02/07		(18) Ocean 12/07/06 (19) Morris 12/07/06 (20) Burlington 12/14/06	(7) Warren 12/13/06 (8) Sussex 12/19/06 (9) Cape May 12/21/06 (10) Gloucester 01/29/07 (11) Middlesex 02/02/07	(1) Atlantic 01/29/07 (2) Hudson 01/31/07
02/05/07 To 03/09/07	(21) Hunterdon 02/16/07	(21) Hunterdon 03/08/07	(12) Salem 02/28/07	(3) Sussex 02/22/07 (4) Cumberland 02/28/07 (5) Passaic 03/07/07
03/10/07 To 04/30/07			(13) Bergen 03/20/07 (14) Burlington 03/22/07 (15) Mercer 03/29/07 (16) Ocean 04/12/07 (17) Monmouth 04/24/07 (18) Somerset 04/26/07	(6) Cape May 03/20/07 (7) Gloucester 03/29/07 (8) Union 04/03/07 (9) Salem 04/17/07 (10) Burlington 04/18/07
05/01/07 To 06/14/07			(19) Morris 05/23/07	(11) Essex 05/03/07 (12) Bergen 05/08/07 (13) Warren 05/16/07 (14) Somerset 05/30/07 (15) Middlesex 06/14/07
06/15/07 To 08/31/07			(20) Hunterdon 07/16/07 (21) Camden 08/01/07	(16) Mercer 07/11/07 (17) Ocean 08/16/07 (18) Monmouth 08/21/07 (19) Hunterdon 08/27/07 (20) Morris 08/29/07 Camden

# The State Plan Policy Map

- Graphic Depiction of State Plan Policies Regarding Growth & Preservation
- Five Planning Areas
- Deal with Diversity of Planning Goals
- Meet Challenge of Preserving Diverse Resources
- Help Plan the Nation's Most Densely Populated State



# New Jersey County Characteristics

County	Population	Land	Density
Atlantic	252,552	561	450
<b>Bergen</b>	<b>884,118</b>	234	3,775
Burlington	423,394	<b>805</b>	526
Camden	508,932	222	2,289
Cape May	102,326	255	401
Cumberland	146,438	489	229
Essex	793,633	126	6,285
Gloucester	254,673	325	784
<b>Hudson</b>	608,975	<b>47</b>	<b>13,043</b>
<b>Hunterdon</b>	<b>121,989</b>	<b>430</b>	<b>283</b>
Mercer	350,761	226	1,552
Middlesex	750,162	310	2,422
Monmouth	615,301	472	1,303
Morris	470,212	469	1,002
Ocean	510,916	636	803
Passaic	489,049	185	2,639
<b>Salem</b>	<b>64,285</b>	338	<b>190</b>
Somerset	297,490	305	976
Sussex	144,166	521	276
Union	522,541	103	5,059
Warren	102,437	358	286
Total	8,414,350	7,417	1,134

# State Plan Policies

- More Important Than Map
- Discussed Policies Will Become Part of State Plan Where There Is Consensus
- Policies Need To Be Broadly Applicable
- Cover Wide Range of Topics
- Largest Portion Of Staff-to-Staff Meetings Spent on Policies
- State Plan is Advisory
- Local Government Still Controls Local Zoning

# Goals of State Plan Policies

- Slow Sprawling Development
  - Traffic
  - Congestion
  - Pollution
  - Strain on Services
  - Increased Local Property Taxes
- Protect Natural Resources
- Direct Growth & Development to Appropriate Places
  - Revitalize Historic Towns & Cities
  - Compact Center-Based Development
  - Preserve Surrounding Rural Areas
- Balanced Land Use Policies
- Guide State's Investment of Resources
- Stabilize Costs & Taxes
- Protect Quality of Life

# 2007 State Development & Redevelopment Plan

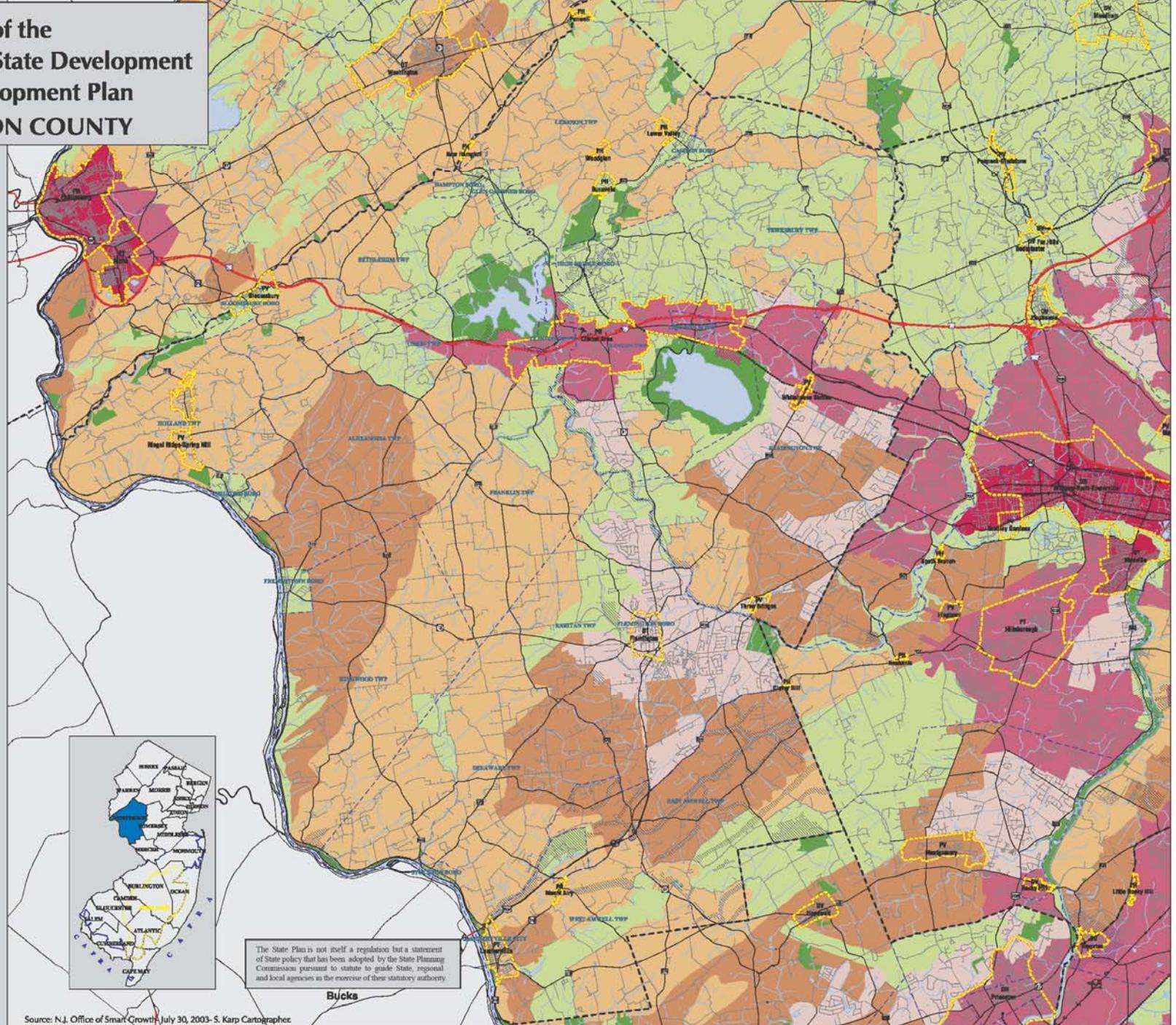
- Currently Being Drafted By OSG
- New Format
  - Resemble Municipal Master Plan
  - More User Friendly
  - Contain Elements Related to State-wide Planning
  - Substantive Input From Relevant State Agencies
- Result of Broad Range of Input
- Designed to be Relevant for 10 Years
- Intended to Be Useful Tool for Implementation of the Policies & Goals Stated in the Plan

# Hunterdon County Policy Issues

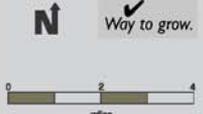
- COAH/Affordable Housing
- Center-Based Development/Directing Growth/Rapid Growth
- Transportation
  - Route 78/22 Corridor
  - Route 31
  - Mass Transit Opportunities (High Bridge Line Extension/Increase Service)
- Future Infrastructure
  - Water Supply
  - Sewer Capacity/Sewer Service Areas
- School Facility Use/School Costs
- Open Space Protection
- Agriculture Retention Policies
- Concern with Local Property Taxes
- Highlands

# Policy Map of the New Jersey State Development And Redevelopment Plan HUNTERDON COUNTY

- Centers**
- U C - Urban Center
  - D R - Designated Regional Center
  - P R - Proposed Regional Center
  - D T - Designated Town
  - P T - Proposed Town
  - D V - Designated Village
  - P V - Proposed Village
  - D H - Designated Hamlet
  - P H - Proposed Hamlet
  - Urban Complex
  - Endorsed Plans
  - Center Boundaries
  - Nodes
- Planning Areas**
- Metropolitan Planning Area
  - Suburban Planning Area
  - Fringe Planning Area
  - Rural Planning Area
  - Rural/Env. Sensitive Planning Area
  - Env. Sensitive Planning Area
  - Env. Sens./Barrier Is. Planning Area
  - Parks and Natural Areas
  - Hackensack Meadowlands
  - Military Installations
  - Water
  - Critical Environmental Site
  - Historic & Cultural Site
- Pinelands Management Areas**
- Pinelands Boundary
  - Regional Growth Area
  - Town
  - Village
  - Rural Development Area
  - Agricultural Production Area
  - Special Agricultural Area
  - Forest & Preservation Area
  - Military & Federal
- Boundaries**
- Municipal Boundary
  - County Boundary
  - Interstate & Toll Roads
  - State & County Roads
  - CAFRA Boundary
  - Commuter Rail & Stations



The State Plan is not itself a regulation but a statement of State policy that has been adopted by the State Planning Commission pursuant to statute to guide State, regional and local agencies in the exercise of their statutory authority.



# Hunterdon County Mapping Issues

- Identifying Appropriate areas for designation as Planning Area 4, 4B or 5
- Identifying Appropriate Areas for Growth
- Route 78/22 Corridor
- Identify Existing Preserved Lands
- Appropriately Locating COAH Projects

# N. J. Prelim. Plan: Update DELTA MAP- Cross-Acc. III HUNTERDON COUNTY

- U C - Urban Center
- D R - Designated Regional Center
- D T - Designated Town
- D V - Designated Village
- D H - Designated Hamlet
- Urban Complex
- Endorsed Plans
- Center Boundaries
- Nodes

- Preliminary Changes**
- Planning Area Change
  - Potential Critical Env. Site
  - Deleted Critical Env. Site
  - Maintained Critical Env. Site
  - Previous Planning Area Number
  - Category One Streams

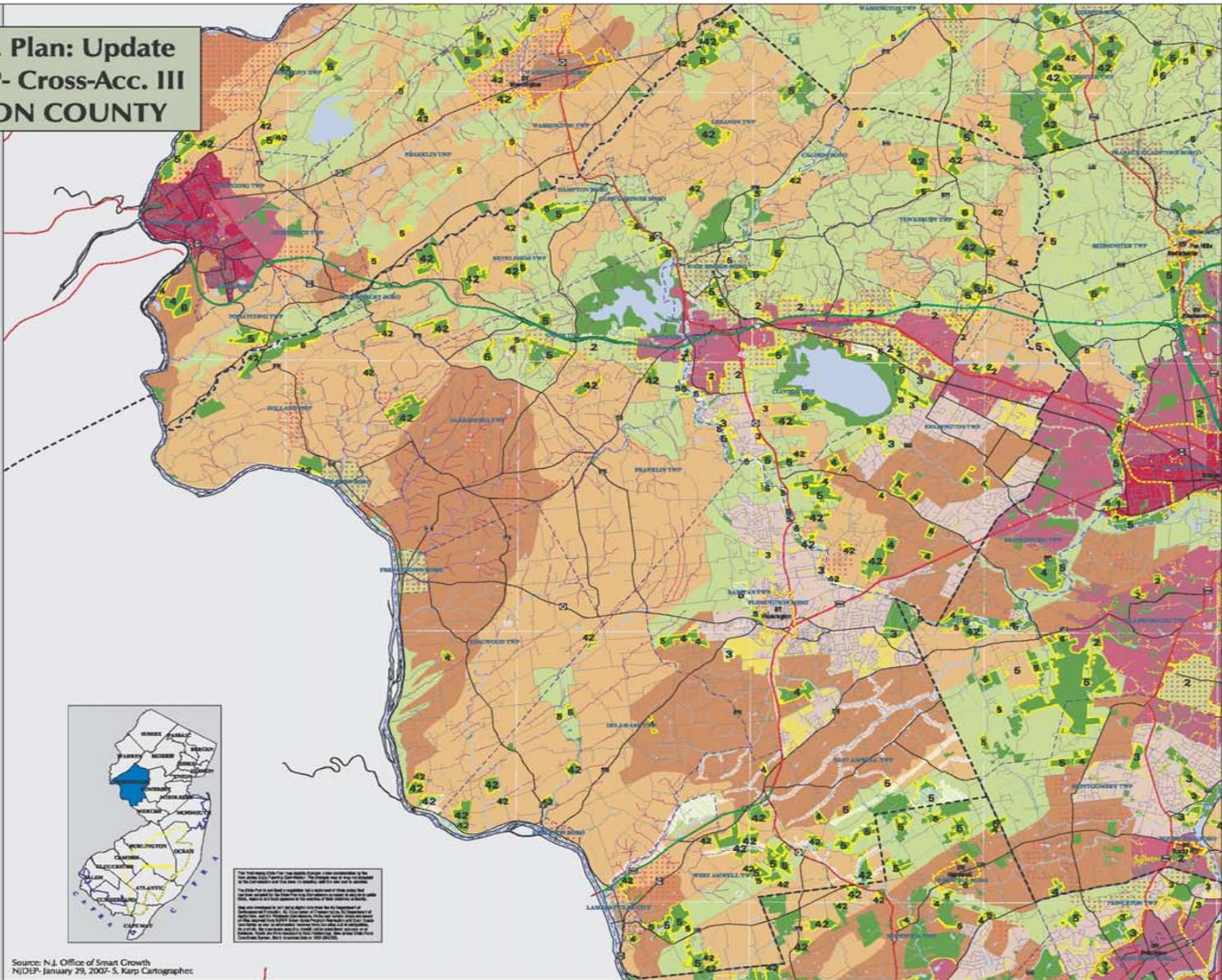
- Wastewater Plans & PAs**
- Unsewered PA1
  - Unsewered PA2
  - Sewered PA3
  - Sewered PA4
  - Sewered PMAb
  - Sewered PA5

- Planning Areas**
- Metropolitan Planning Area (1)
  - Suburban Planning Area (2)
  - Fringe Planning Area (3)
  - Rural Planning Area (4)
  - Rural/Env. Sensitive P. Area (42)
  - Env. Sensitive Planning Area (5)
  - Env. Sens./Barrier Is. P. Area (52)
  - Parks and Natural Areas (6, 7, 8)
  - Hackensack Meadowslands (9)
  - Military Installations (12)
  - Water (11)

- Maintained Critical Env. Site
- Historic & Cultural Site

- Pinelands Management Areas**
- Pinelands Boundary
  - Regional Growth Area
  - Town
  - Village
  - Rural Development Area
  - Agricultural Production Area
  - Special Agricultural Area
  - Forest & Preservation Area
  - Military & Federal

- Municipal Boundary
- County Boundary
- Primary Highway - Limited Access
- Primary Road
- Secondary Roads
- CAFRA Boundary
- Commuter Rail & Stations



The information on this map is preliminary. It is not intended to be used for any purpose other than to provide a general overview of the county's planning areas. The information on this map is not intended to be used for any purpose other than to provide a general overview of the county's planning areas.



Source: N.J. Office of Smart Growth  
NJDEP, January 29, 2007; S. Karp Cartographic

# Next Steps

- Record & Incorporate Input From Counties & From Public
- Continue Process Until All 21 Counties Have Participated
- Finalize Draft of 2007 State Development and Redevelopment Plan
- Request Comment on Draft Plan
- Hold Six Public Hearings on Draft Plan
- Adopt New State Plan